

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

204/1344 Dandenong Road, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$528,000

### Median sale price

Median price \$720,000 Property Type Unit Suburb Hughesdale

Period - From 01/10/2023 to 30/09/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	105/1443 Dandenong Rd MALVERN EAST 3145	\$540,503	12/11/2024
2	205/1110 Dandenong Rd CARNEGIE 3163	\$655,000	25/10/2024
3	601/1525 Dandenong Rd OAKLEIGH 3166	\$525,000	14/10/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/11/2024 14:50



2   
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**Property Type:**  
 Divorce/Estate/Family Transfers  
 Agent Comments

**Indicative Selling Price**  
 \$480,000 - \$528,000  
**Median Unit Price**  
 Year ending September 2024: \$720,000

## Comparable Properties



105/1443 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

2   
 2   
 1

**Price:** \$540,503  
**Method:** Private Sale  
**Date:** 12/11/2024  
**Property Type:** Apartment



205/1110 Dandenong Rd CARNEGIE 3163 (REI)

Agent Comments

2   
 2   
 1

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** Apartment



601/1525 Dandenong Rd OAKLEIGH 3166 (REI)

Agent Comments

2   
 2   
 1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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